

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Ballandry Crescent, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,001,000

Property Type House

Suburb Greensborough

Period - From 07/07/2024

to

06/07/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Calendonia Dr ELTHAM NORTH 3095	\$1,090,000	03/06/2025
2	34 Tamboon Dr ST HELENA 3088	\$1,070,000	15/05/2025
3	18 Parry Rd ELTHAM NORTH 3095	\$1,070,000	18/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/07/2025 09:40

3 Ballandry Crescent, Greensborough Vic 3088

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

07/07/2024 - 06/07/2025: \$1,001,000



 4  2  2

Property Type: House

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



11 Calendonia Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,090,000

Method: Private Sale

Date: 03/06/2025

Property Type: House

Land Size: 647 sqm approx



34 Tamboon Dr ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,070,000

Method: Private Sale

Date: 15/05/2025

Rooms: 9

Property Type: House (Res)

Land Size: 707 sqm approx



18 Parry Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,070,000

Method: Private Sale

Date: 18/03/2025

Rooms: 5

Property Type: House (Res)

Land Size: 745 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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